048.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,100 / 866,100
					USE VALUE:	866,100 / 866,100
					ASSESSED:	866,100 / 866,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	HAYES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEISELBACH DAVID/ TRUSTEE
Owner 2:	KEISELBACH FAMILY TRUST
Owner 3:	
Street 1:	30 HAYES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEISELBACH MICHAEL A/ETAL -
Owner 2:	KEISELBACH JEAN M -
Street 1:	30-32 HAYES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2614 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3200.000	450,300	3,000	412,800	866,100
Total Card	0.073	450,300	3,000	412,800	866,100
Total Parcel	0.073	450,300	3,000	412,800	866,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.39 | /Parcel: 331.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 34199
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	450,200	3000	3,200.	412,800	866,000	866,000	Year End Roll	12/18/2019
2019	104	FV	349,800	3000	3,200.	438,600	791,400	791,400	Year End Roll	1/3/2019
2018	104	FV	349,800	3000	3,200.	319,900	672,700	672,700	Year End Roll	12/20/2017
2017	104	FV	327,800	3000	3,200.	278,600	609,400	609,400	Year End Roll	1/3/2017
2016	104	FV	327,800	3000	3,200.	237,400	568,200	568,200	Year End	1/4/2016
2015	104	FV	291,500	3000	3,200.	232,200	526,700	526,700	Year End Roll	12/11/2014
2014	104	FV	291,500	3000	3,200.	190,900	485,400	485,400	Year End Roll	12/16/2013
2013	104	FV	303,500	3000	3,200.	181,600	488,100	488,100		12/13/2012

!4079!

PRINT

Date	Time
12/10/20	19:09:44

LAST REV

Date	Time
11/26/19	13:51:14

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4079

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEISELBACH MICH	1550-141	1	10/18/2019	Family	100	No	No		
DEWEES ROSEMARY	1194-65		10/2/1998		315,000	No	No		Y

USER DEFINED

Prior Id # 1:	34199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
10/4/2000	Meas/Inspect	263	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3200		Sq. Ft.	Site		0	80.	1.61	1									412,800						412,800	

Total AC/HA: 0.07346 | Total SF/SM: 3200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 412,800 | Spl Credit | Total: 412,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10141873
Const Adj.:	1.00940204
Adj $ / SQ:	189.002
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652561
Depreciation:	202294
Depreciated Total:	450267

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

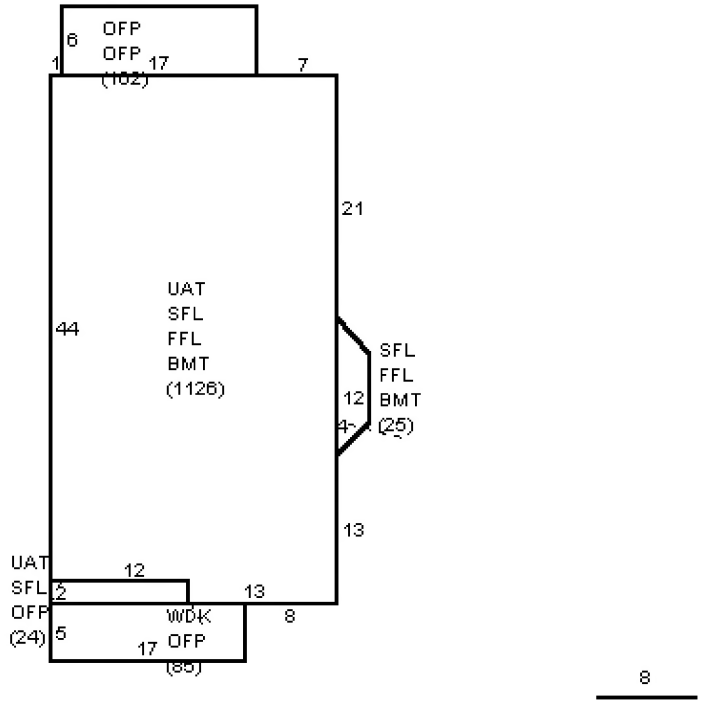
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,175	189.000	222,077
BMT	Basement	1,151	56.700	65,262
FFL	First Floor	1,151	189.000	217,541
OFP	Open Porch	313	21.980	6,879
UAT	Upper Attic	288	105.840	30,429
WDK	Deck	85	16.150	1,373

Net Sketched Area:	4,163	Total:	543,561
Size Ad	2326	Gross Are	5025	FinArea	2614
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.00
Special Features:	0	Val/Su Net:	108.17
Final Total:	450300	Val/Su SzAd	193.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X19	A	AV	1914	29.62	T	40	104			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000